



ADDENDUM NUMBER 1

REQUEST FOR PROPOSAL #19-049 ("RFP") RIVER PATH AND ACCESS MASTER PLAN

**PROPOSALS DUE:
JULY 11, 2019 NO LATER THAN 2:00 P.M., EST**

COMPLETE THIS ADDENDUM, SIGN and SUBMIT with the RFP

To All Prospective Offerors:

The deadline for questions has passed. In reference to the RFP listed above, the following answers to questions, additions, deletions and changes are hereby incorporated into the RFP:

1. Has a budget been established for this planning effort? If so, can it be disclosed? **There is no established budget at this time.**
2. What are the limits and parameters of the project site? Can we get a more detailed project limits map? **The limits are along the border of Sandy Springs from Riverside Avenue at Johnson Ferry North and East to the City limits.**
3. Does the project include any Federal or State DOT funding? **No.**
4. Can you provide a more detailed description of the proposed development program for the project? **We are looking for a conceptual plan of how we can gain access to the river and how we can develop a trail along the river. We hope that our consultant for this project will look for opportunities within the constraints of the topography and regulatory environment and present opportunities for other associated development whether it be recreational or commercial as long as it is related to the primary goal of river access and trails.**
5. Will the City provide GIS data of the project area, or does the consultant secure that for themselves? **The City will provide the GIS data of the project area.**
6. Will the NPS and Riverkeeper be part of the Stakeholder group or do we coordinate with them separately? **Yes.**
7. Does the "prequalified" referenced in Section 3 meant officially GADOT Prequalified or are you looking for firms with experience in the areas, not necessarily the official qualification? **The City does not require official certification, only experience.**

8. What level of environmental analysis is anticipated for this project? [Since it is just conceptual, the City is looking for a high level analysis for potential issues. However, in working with the ARC, we need a determination of what it will take to get answers from them on the probability of constructing access and a trail.](#)
9. In 'Task 3 - Conceptual Plan, subsection Deliverables', bullet number 7 asks for "Recommended program for development of property." Does the city seek additional programming opportunities (e.g. parks, public amenities, overlooks) to be explored beyond the trail itself? [If the selected firm sees opportunities at this stage then the city is open to suggestions as part of the concept.](#)
10. In regards to the disclaimer in 'Section 5A – Contents of Proposal' that warns against elaborate or extensive proposals, does this include photos and/or diagrams of previous relative work that is intended to demonstrate the respondents approach and/or ability to complete the project? [You may include whatever pictures and diagrams you feel is necessary to establish your qualifications for this project as long as you do not go over the page limits for the section.](#)
11. In the matrix in 'Section 5B – Evaluation Criteria', the Similar Experience description asks for projects that demonstrate the respondent's experience in delivering a project from concept development to construction plans. Given that this is a master planning project that does not include construction documents, will previous projects that are similarly limited to master planning be given less weight due to this clause? [No. The primary emphasis for this project is the Master Plan.](#) Is the study intended to focus solely on the alignment of a trail running parallel to the river? Or, should it also include trails that connect to existing upland pedestrian infrastructure? [Please include connecting trails.](#)
12. In Task 2 – Delineation of Jurisdictional Wetlands and Non-wetland Waters of the US in the field – to what extent does this need to be delineated in the field? On private properties? [They should be mapped using the best available data.](#)
13. Coordination with ARC/TPL River Study – will this be dealt with during the Technical Stakeholder Committee meetings or separately and how many times will we need to meet and discuss? [They will be invited to the stakeholder meetings for coordination.](#)
14. During the meeting, access to the river was to be limited to north of Morgan Falls Road due to private land ownership. Are we to study that section (south of Morgan Falls Road) where there is private ownership for a river trail segment or wetland delineation? [Yes, the area south of Morgan Falls should be studied. The City does not want to assume that there is nothing possible there.](#)
15. What is the size of the study area? Since access is limited, how far south should we expect to study the corridor? Where does it start and stop? [Please see the answers to questions #2 and # 15.](#)
16. Has the City done any research on MRPA certification for a trail beside the River? [No.](#)
17. The map included in the RFQ on the last page shows approximately 13.5 river miles from Hwy 140 to the downstream extent shown on the map and over 15 square miles of area (~10,000 acres). Is this entire area the project area, or can the project area be defined more precisely than what's shown on the RFQ map? [Please see the answer to questions #2.](#)
18. Is there a more refined map available which indicates the areas where a wetland delineation is desired? [The City would like to see a GIS level analysis of the length of the study area.](#)
19. In regards to the map, are the lines intended to illustrate the study area or the corridor? Is the purpose of the study to consider lateral connections to the Chattahoochee or parallel, or both? [The study area is the area adjacent to the river and where it will be practical to provide access and connections, in particular from Morgan Falls to Island Ford.](#)
20. Wetland delineations expire after 5 years. Is construction of a trail anticipated in the next 5 years? Is a wetland delineation required at the master planning level of detail, or would an accurate estimation of the presence of wetlands, based on soils mapping, aerial photography, and NWI mapping be more appropriate and cost-effective? [The City does not want them identified on the ground at this time. The City would like to know their probable locations and what impact they will have on the project.](#)

21. The RFP references a "property" under Task 3: Conceptual Plan deliverables. What property is this bullet referencing and where is the location? [There is no specific property.](#)
22. The RFP also references the "River Property" in the Introduction. Is this all the land along the banks of the Chattahoochee or is there a certain city-owned property along the river? [All property in Sandy Springs along the river.](#)
23. What type of funding does this project have? (Transportation, water quality, etc)? Are paved trails desired as a result? [The funding for this project is currently City General Capital Improvement Funds. The City wants recommendations for the most appropriate trail surface and construction.](#)
24. How does this project overlap with the 100-mile Chattahoochee River Lands master plan that is underway? [The City wants coordination but, this project is independent of that plan.](#)
25. In section 10 of the sample contract we suggest amending the language to say:
"Contractor agrees to indemnify and hold harmless the City of Sandy Springs, to the extent allowed by Applicable law, from and against any and all claims, losses, liabilities or expenses (including, without limitation, attorneys' fees) to the extent arising due to the Contractor's negligent performance of the Services or Contractor's breach of its responsibilities under this Agreement. Insurance requirements are attached hereto as Exhibit G and incorporated herein by this reference." We request removal of defense or limiting it to exclude professional claims if possible. [This contract provision will remain the same.](#)
26. In Exhibit H: Insurance Requirements we request a change to \$2M per occurrence or claim / \$3M policy aggregate. [This contract provision will remain the same.](#)
27. We request the following change to section 7a. Exhibit H: Insurance Requirements:
"A provision that coverage afforded under such policies shall not expire, be canceled without at least thirty (30) days prior written notice to the City. Contractor shall provide at least thirty (30) days prior written notice to the City before adversely materially altering the insurance. [This contract provision will remain the same.](#)
28. Should the completed Model Contract and Exhibits be saved as a separate PDF file and uploaded or should the Cost Proposal and Required Forms be submitted as one complete PDF as referenced in the required documents section? [The model contract is just for your review. There should be three \(3\) files uploaded.](#)
- [Your Proposal as outlined in Section 5A](#)
 - [Your Audited Financial Statements](#)
 - [Your Cost Proposal and Required Forms](#)

I hereby acknowledge receipt of Addendum Number 1 for Request for Proposal #19-049 River Path and Access Master Plan. I have incorporated the necessary changes into my response for the abovementioned Request for Proposal.

COMPANY NAME _____

CONTACT PERSON: _____

ADDRESS: _____ CITY: _____

STATE: _____ ZIP: _____

PHONE: _____ EMAIL ADDRESS _____

SIGNATURE: _____ DATE: _____